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CHARTERED SURVEYORS

ID 100-126

**TO LET /MIGHT SELL**

**TWO STOREY WAREHOUSE UNIT**

**11,188 SQ. FT / 1,039 SQ. M**

 **A4/A5 BROUGHTON STREET C&C CENTRE,  
BROUGHTON STREET, CHEETHAM HILL,  
MANCHESTER, M8 8AQ**

## PROPERTY LOCATION

Fronting central Broughton Street at the junction with Cheetwood Road. Close to the A665 Cheetham Hill Road, Waterloo Road, and the A56 Bury New Road.



Cheetham Park

BEST ASTROLOGER IN  
Manchester || Top...

GD Furniture

CHEETWOOD ROAD

120 Broughton St  
Recently viewed

WATERLOO ROAD

Pak Watan  
Dried Fruits Ltd

A4/A5 BROUGHTON STREET  
C&C CENTRE

BROUGHTON STREET





- Central position on Broughton Street
- On site customer parking
- Very good opportunity

A substantial two storey wholesale building of brick construction with solid concrete floors and being the end portion of a terrace of similar units.

It has a principally open plan layout to both levels. There are some basic offices, kitchen and wc facilities to ground floor level. There is roller shutter door goods loading within the car park side (3m high by 2.7m wide) with adjacent customer entrance. There is also customer access to the front at Broughton Street which leads to an attractive stairwell with glazed roof feature.

Floor to ceiling height at ground level is 3m with a height of 3.5m to first floor level. Two electric conveyors provide goods loading to first floor level and there is a small area of basement storage.

Externally the property has a number of dedicated private car parking spaces on site, where there is also a large amount of additional general customer car parking.

An inspection is recommended. The property is generally in need of modernisation and provides the incoming tenant or purchaser the opportunity to upgrade the building to their own image.







## SERVICES

We understand that mains electricity, gas, water, and drainage connections are available.

Heating is via gas fired hot air blowers.

## RATES

Currently not in the Valuation List. It will be assessed following occupation by the tenant/buyer.

## LEASE

New lease available at £55,000/annum

## PRICE

Call us.

## ENERGY PERFORMANCE

Certificate available on request.

## ANTI MONEY LAUNDERING

Under Anti Money Laundering Regulations interested parties will be required to provide identification documents and source of funds.

## FLOOR AREA

The property extends to a gross internal floor area of 11,188 sq. ft made up as follows:

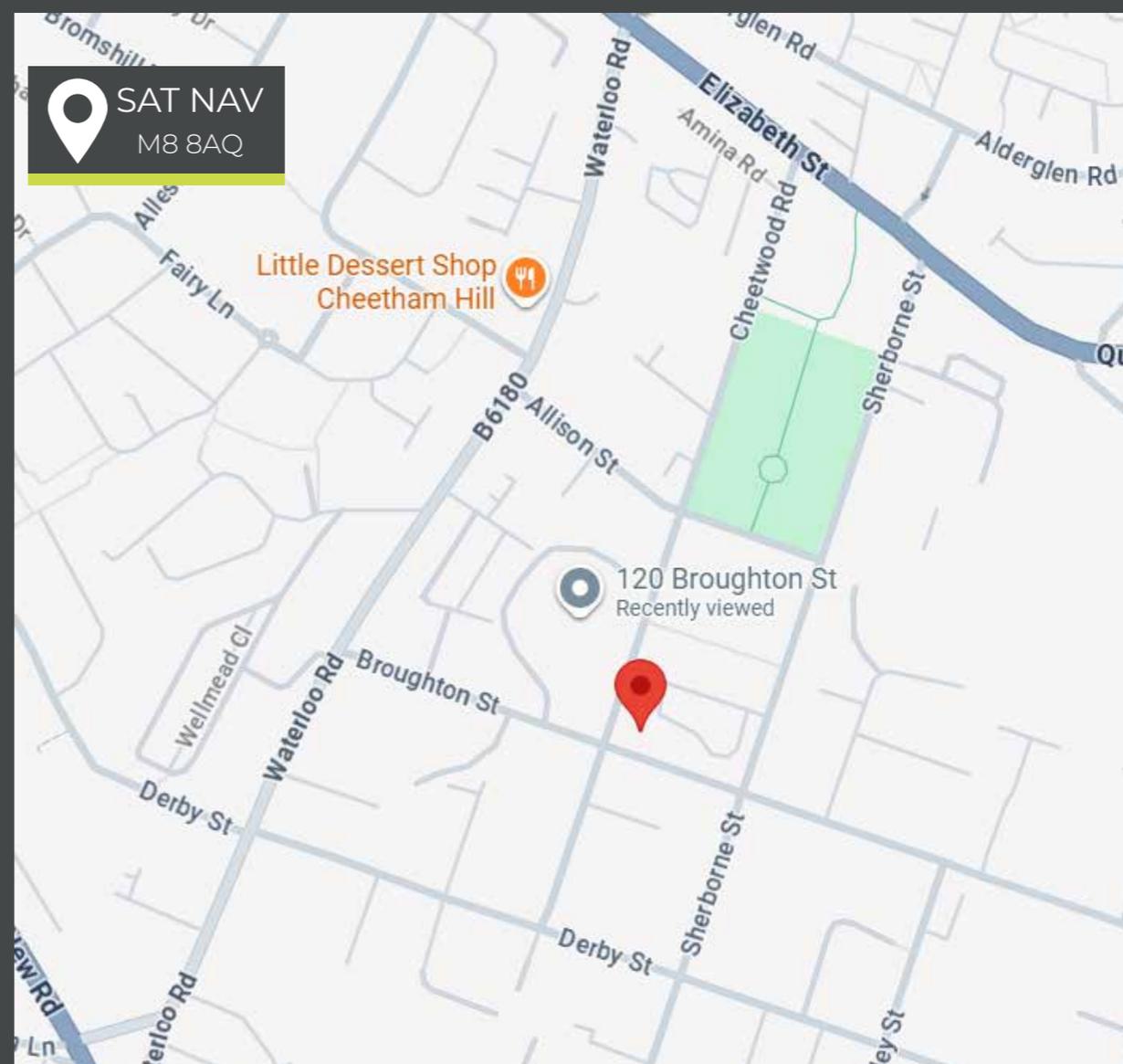
Ground Floor	5,555 sq. ft	516 sq. m
First Floor	5,329 sq. ft	495 sq. m
Basement	304 sq. ft	28 sq. m
TOTAL	11,188 sq. ft	1,039 sq. m

### VIEWING:

By prior appointment

Mark Warburton  
Chartered Surveyors

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